

DESIGN REVIEW BOARD - MINUTES
CITY CONFERENCE ROOM 107
September 14, 2006: 4:00 P.M.

1A. Roll Call.

Members present: Bostater, Hamman, Lynch, Millikin, Nelson, Perney and Renz

Members absent: None

Department staff: Burger, Klima

1B. Introduction of Guests.

Kenneth Rinke, Taco Johns

1C. Additions or corrections to the agenda.

None.

2. Old Business:

None.

3. New Business:

- 3A. Review of Application #CC06-11, filed by Kenneth Rinke, on behalf of Salina Tacos Inc. DBA Taco Johns, 303 S. Santa Fe, requesting the approval of a Certificate of Compatibility to allow the renovation of the existing storefront and replacement of existing signage on the building located at 303 S. Santa Fe. The property that is the subject of this application is legally described as Lots 169 & 171 on Santa Fe Avenue, Original Town of Salina and is addressed as 303 S. Santa Fe.**

Mr. Burger presented the staff report as it is contained in the case file for the property.

Ms. Perney asked if the applicant wanted to add anything to the staff report.

Mr. Rinke stated I thought John did an excellent job of covering the scope of the project. The only thing that I would add is or ask for is whether I would need a variance for the new pole sign. When we first put up the pole sign in 2000 it apparently stuck out over the sidewalk 1-2 feet and we had to get a license agreement with the City for it to go there. Otherwise we would have had to move the pole support back onto the site further. If a variance is needed for that I would like to ask for that as well.

Ms. Perney stated I don't think that is within the scope of what we can do.

Mr. Burger stated there is a previous license agreement for the existing pole sign. It was not actually a variance that was required in 2000 as it was a right-of-way

question that was handled by the City Commission signing the agreement to allow the slight encroachment there. If the sign panel is no wider than the existing sign face then there would be no need for that to be reviewed. It is an existing condition. A sign permit would be required because the sign faces would be removed and new faces placed there but that permit would also allow the sign changes that are proposed for the building. As staff has reviewed the sign modifications, these would comply with the sign ordinance.

Mr. Rinke stated I am not real happy at being forced to do this. Things are going well and the store well it is a little dated. It still functions well. I really toyed with having to paint the brick. I like the low maintenance of the brick and that has been there for 25 years and it is dark. The Taco John franchise, their thinking is that it would give a fresh appearance to things. Other than that I would be open for any questions.

Mr. Hamman asked how far is that new stucco wall going to extend out over the doors?

Mr. Rinke stated probably only 4 inches, about the width of a 2x4. Just so that they can get the stucco surfacing to stick to it.

Mr. Hamman stated so that is really for a contrasting look.

I really wished the building was a little bit bigger so that I could install an entry vestibule. There is one thing on that drawing that is not reflected very well and that is the dormer on the south over the drive thru lane. It does tie back in with the stucco paneling over the roof cornice. The drawing shows that detached from the roof of the main building while it is not. The roof line will extend back to the roof of the main building. I don't like that appearance any better than you. It will be encased and tied in with the rest of the roof. I am early on in the process. I haven't went to an architect but I wanted to get ahead of this and determine what I would be allowed to do here before it is formally drawn up. We're looking at approximately \$225,000 that the project overall would cost. I am trying to get my ducks all in a row.

Mr. Hamman asked you're looking at how well that renovation will make it look. Will it look that much better?

Mr. Rinke stated some of that is equipment and furnishings. Like the dining and seating, they are just tables and booths but they are \$40,000 of the project. It adds up in a hurry. The new signs are about another \$30,000. Another thing that I may add that wasn't in the original proposal is just resealing the cracks in the parking lot and restriping. That would save over a total resurfacing. I do have an estimate to have the whole parking lot striped and resurfaced. Depending upon how my refinancing talks go I am not sure if I will completely take up all the old

asphalt and place new down. I don't know till I get to the bank what is going to happen there. I didn't get that put that in the application.

Mr. Burger stated that the project will receive some modest matching funds from the SDI Façade Improvement Grant Program.

Ms. Perney stated yes, you did say that.

Mr. Rinke stated this is going to be a major project for that corner. I am not part of a franchise. It is just me making this reinvestment. They tell us what colors to use and which suppliers to use. We don't get financial aid from the Taco John franchise in Cheyenne, Wyoming.

Ms. Perney stated you get the privilege of serving Taco Johns.

Mr. Rinke stated that's it. Any increased sales they get a percentage of that as well. They got it made in this whole process. I know that location has been good to me. I've taken a look at the traffic count with the stop signal on Santa Fe. It has shocked me that traffic has grown that much on Santa Fe. It makes me feel good about my sales where they are. They have grown through the years.

Ms. Perney asked are there any comments or a motion?

MOTION: Hamman moved to accept the proposal as presented under Option No. 1.

SECOND: Lynch seconded the motion.

VOTE: Motion approved 7-0.

4. Other Matters.

None.

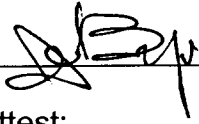
5. The next meeting, if scheduled, will be on September 28, 2006.

Mr. Burger stated no cases have been filed this week for the September 28th meeting so that meeting will not be held. The next regular meeting date after that will be on October 12th.

6. A motion to adjourn is in order.

Mrs. Perney adjourned the meeting the meeting at 4:35 p.m.

John Burger, Assistant Secretary

A handwritten signature in black ink, appearing to be 'JB', is written over a horizontal line.

Attest:
